

MEMORANDUM

SEPTEMBER 27, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REUSE PARCEL 51C/
REAR OF 486 ALBANY STREET

Summary: This memorandum requests that the Authority finally designate Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company as Redevelopers of Parcel 51C in the South End Urban Renewal Area. The company's proposal calls for the construction of an above ground weighing facility solely for their own use.

On June 28, 1984, the abutter, Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company, was tentatively designated as Redevelopers of Parcel 51C in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel 51C is located at the rear of 486 Albany Street and consists of approximately 12,929 square feet of vacant land.

Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company has submitted a proposal which calls for the redevelopment of Parcel 51C for the construction of an above ground weighing facility. This facility would allow the company to greatly reduce their vehicle traffic along Albany Street to the public weight station, located at 909 Massachusetts Avenue.

By allowing the proposed redevelopment to move forward, it would, in any 30-day period, curtail an average of 235 round trips by the company's trucks down Albany Street to the weighing facility on Massachusetts Avenue. This would also free up the floor of traffic for emergency vehicles to and from the Boston City Hospital. The weighing facility would be used solely for Castle Metal Company and not for outside or additional traffic.

It is further understood that Castle Metal Company will install a ten (10) foot high chain link fence with woven metal infill strips around the periphery of the parcel. In addition, the company has agreed that no signs will be installed on Parcel 51C.

The total development of this project has been estimated at \$100,000. According to the financial information provided, Sidney Fruman and Lawrence Fruman have the financial capability to carry out the development of Parcel 51C by financing this project through a private lending institution.

Also, in compliance with all aspects and specifications of the Urban Renewal Plan, Sidney Fruman and Lawrence Fruman's submitted drawings have been reviewed and approved by the Authority's Urban Design and Engineering Department.

I, therefore, recommend that the Authority finally designate Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company as Redevelopers of Parcel 51C in the South End Urban Renewal Area and that the final working drawings be approved.

An appropriate Resolution is attached.



P-18

WAY

HOLY CROSS

CATHEDRAL SCHOOL (EL) 8012

RECTORIA

CATHEDRAL HIGH SCHOOL

43,690

CATHEDRAL CONVENT

579

940

880

990

924

945

945

2363

1669

1320

1320

1210

1276

1155

1155

1500

1500

1660

1887

1982

1903

1904

734

1150

2475

2518

1500

1660

1887

1982

1903

1904

11358

32c

3745

2436

2407

1070

1340

1117

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54c

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11,220

549a

22,207

49b

42,610

48b

50,415

48c

25,606

51-A

20,135

51-B

24,200

15,136

11,358

3745

2436

2407

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Parcel 51C/Rear of 486 Albany St.

CITY OF BOSTON
SEWER DEP

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 51C
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel 51C in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company be and hereby is finally designated as Redeveloper(s) of Parcel 51C in the South End Urban Renewal Area.
2. That it is hereby determined that Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company for the development of Parcel 51C conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 51C to Sidney Fruman and Lawrence Fruman d/b/a Castle Metal Company, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

United States Trust Company

September 19, 1984

Boston Redevelopment Authority

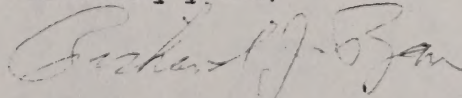
Re: B.L.S., Inc. d/b/a Castle Metal Company
Lawrence Fruman, President
Sidney Fruman, V.P. and Treasurer

Gentlemen:

We understand that Lawrence and Sidney Fruman are interested in purchasing a lot from the BRA which is adjacent to their business, Castle Metal Company. This letter is to assure you that funds of at least \$100,000 will be made available in order to develop that land.

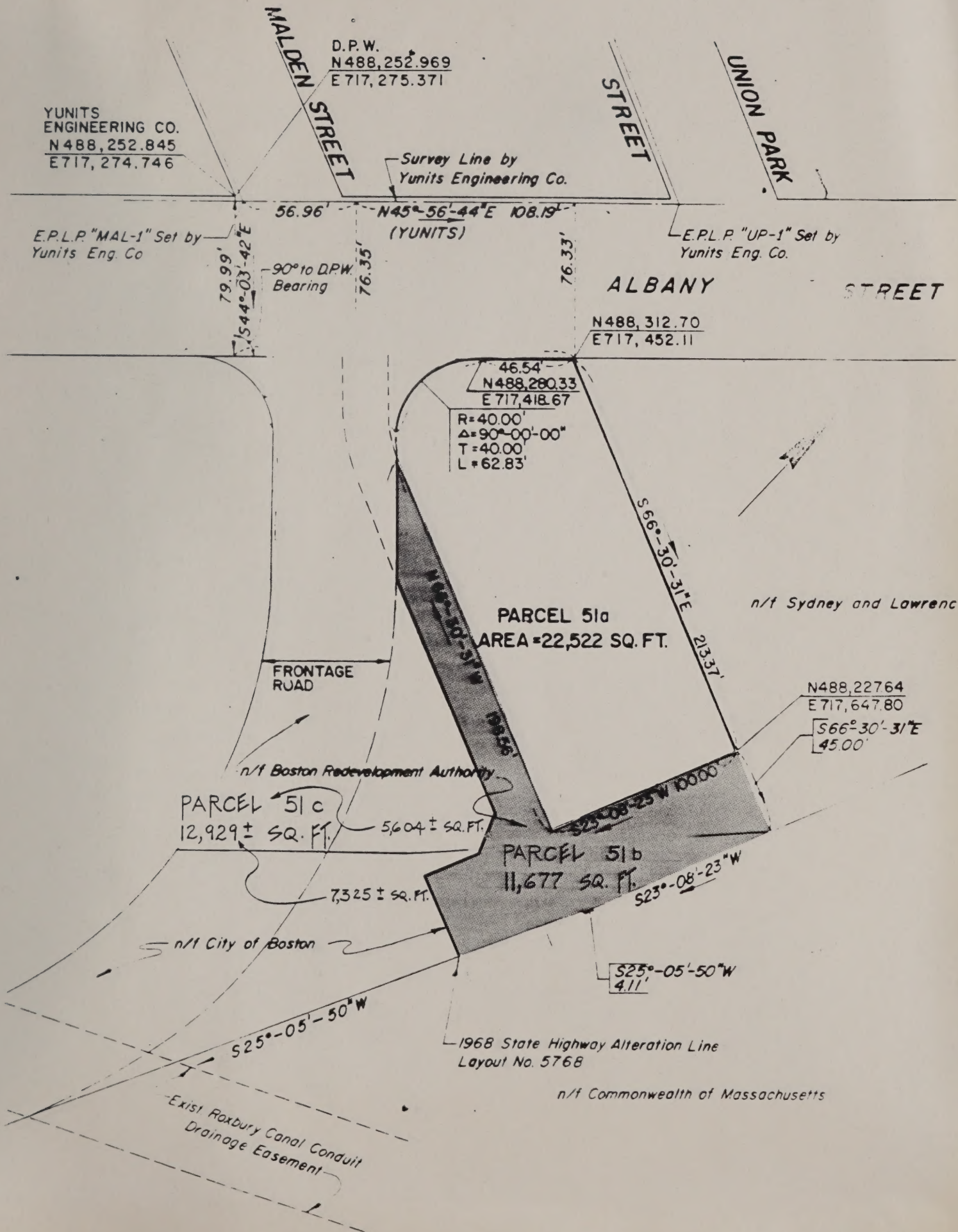
If you have any further questions, I can be reached at 726-7178.

Sincerely yours,



Richard J. Ryan
Assistant Vice President

RJR/jlr



MALDEN STREET

D.P.W.
N488,252.969
E717,275.371

STREET

UNION PARK

YUNITS
ENGINEERING CO.
N488,252.845
E717,274.746

Survey Line by
Yunits Engineering Co.

E.P.L.P. "MAL-1" Set by
Yunits Eng. Co

56.96' N45°-56'-44"E 108.19'
(YUNITS)

E.P.L.P. "UP-1" Set by
Yunits Eng. Co.

ALBANY STREET

STREET

N488,312.70
E717,452.11

46.54'
N488,280.33
E717,418.67
R=40.00'
Δ=90°-00'-00"
T=40.00'
L=62.83'

PARCEL 51a
AREA = 22,522 SQ. FT.

n/f Sydney and Lawrence

FRONTAGE ROAD

n/f Boston Redevelopment Authority

PARCEL 51c
12,929 ± SQ. FT.

5,604 ± SQ. FT.

7,325 ± SQ. FT.

n/f City of Boston

PARCEL 51b
11,677 SQ. FT.

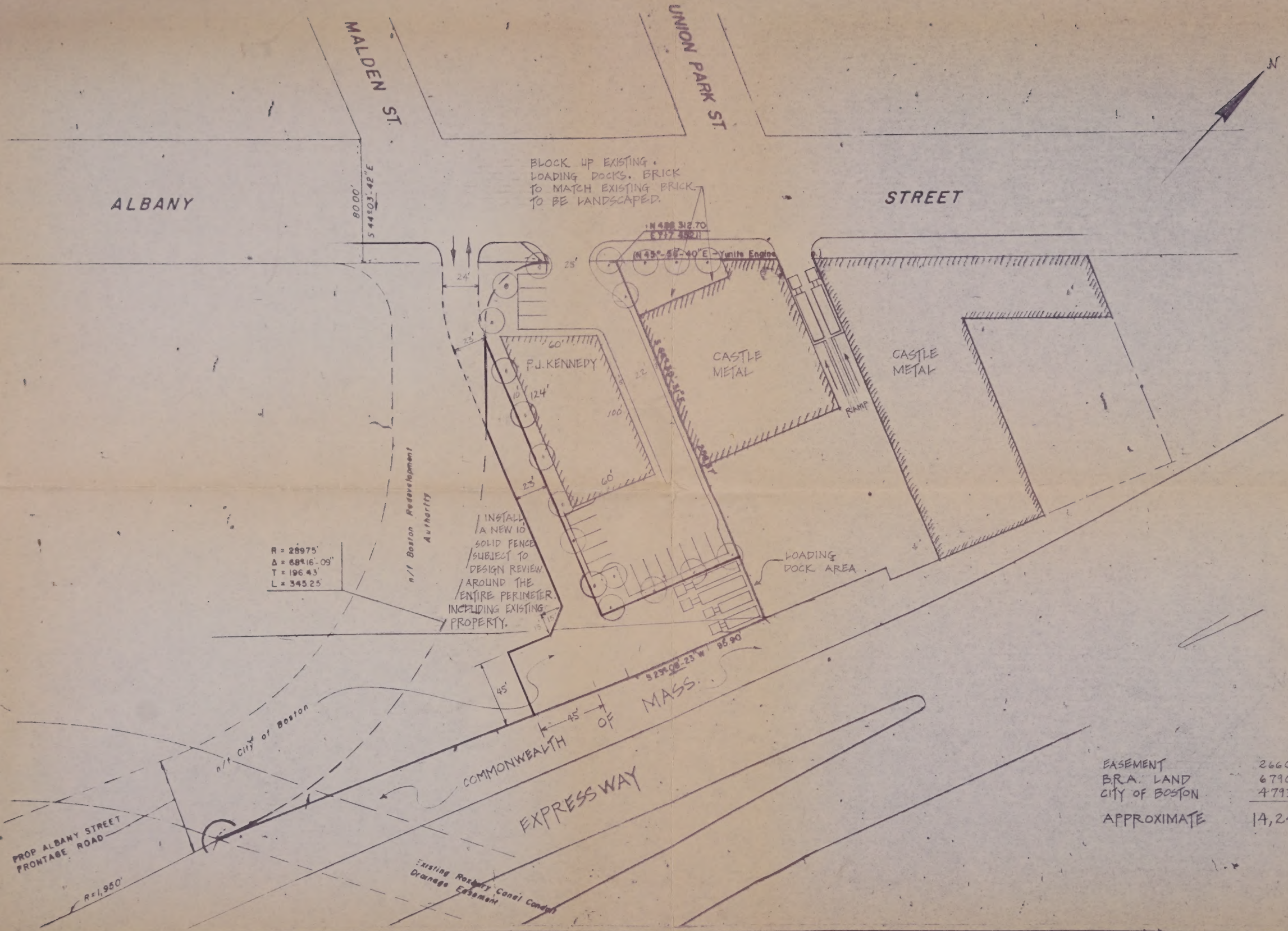
S23°-08'-23"W 100.00'
S23°-08'-23"W

S25°-05'-50"W
4.11'

1968 State Highway Alteration Line
Layout No. 5768

n/f Commonwealth of Massachusetts

Exist Roxbury Canal Conduit
Drainage Easement



R = 28975'
 Δ = 68°16'-09"
 T = 196.43'
 L = 343.25'

EASEMENT	2660 ±	SQ. FT.
B.R.A. LAND	6790 ±	SQ. FT.
CITY OF BOSTON	4793 ±	SQ. FT.
APPROXIMATE	14,243 ±	SQ. FT.